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## MINUTES

### REGULAR MEETING OF THE HOUSING COMMISSION OF THE CITY OF ALAMEDA HELD WEDNESDAY, AUGUST 17, 2005

The Commission was called or order at 7:03 p.m. with Vice-Chair Gormley.

#### PLEDGE OF ALLEGIANCE

#### 1. ROLL CALL

Present: Commissioners Gormley, Kurrasch, Tremain and Trujillo.

Absent: Commissioners King, Rash and Robles-Wong.

#### 2. CONSENT CALENDAR

Commissioner Kurrasch moved to adopt the Consent Calendar. Commissioner Trujillo seconded. Motion carried unanimously. All items accepted or adopted are indicated with an asterisk.

\*2-A. Minutes of the Housing Commission Regular Meeting held July 20, 2005. Minutes accepted.

\*2-B. Draft Minutes of the Special Board of Commissioners meeting held August 2, 2005. These draft minutes were for information only.

#### 3. AGENDA

3-A. Reporting Quarterly and Annual Police Activities. Executive Director Pucci reported on incidents at Esperanza that have occurred recently. There have been incidents of vandalism involving youths. They are causing disturbances at night in the play areas involving drinking, drug use, and loud conversations. The police have been called to break up these disturbances. One arrest has been made for drug use and one for other activities. Two evictions are in process. There are a few families that have been causing these problems. Not all activities are by tenants, but from outside the area. We have "stay-away" orders on two individuals.

Mr. Pucci described the vandalism of the resident manager's vehicles which was in retaliation of him performing his job, (e.g., reporting problems). He also mentioned graffiti at the Housing Authority office and at Esperanza over the weekend. The Alameda Police has stepped up their activities to help keep things under control. The Housing Authority held a barbeque for tenants on August 10<sup>th</sup> and had positive involvement. Mr. Pucci recommended a Town Hall meeting at Esperanza next month to get tenants involved. The Housing Authority wants to nip the problems in the bud before it gets worse.

Commissioner Tremain asked about the Youth Program. Mr. Pucci said there is an after-school program, but those aren't the children causing the problems.

Vice-Chair Gormley asked what was discussed at the barbeque. Mr. Pucci said they talked about staying alert, and recognized the resident manager's great work, and said they appreciated the police response. Vice-Chair Gormley asked Commissioner Torrey about graffiti at the Esperanza utility closets. Commissioner Torrey said the Housing Authority has cleaned up the graffiti and talked about the abuse that he and

his mother have experienced. Mr. Pucci said he would like the Town Hall meeting to focus on the incidents of vandalism, violence, and disruption.

Commissioner Trujillo asked if we know who they are. Commissioner Torrey responded affirmative and the police know who they are also. Mr. Pucci said the Housing Authority police officers were on vacation this week and unable to attend the meeting.

Commissioner Kurrasch asked if damage to the resident manager's vehicle was covered under the Housing Authority's insurance. Mr. Pucci responded no, but the Housing Authority would cover it. Commissioner Kurrasch was pleased to hear the Housing Authority would take care of this for a valued employee.

Commissioner Gormley questioned the ten reports of "other" at IP.

Commissioner Trujillo commented he compared this report to last years and it's very close. He stated the Housing Authority is doing a tremendous job.

Commissioner Kurrasch moved acceptance of this report and authorization to forward the annual statistics for the community-policing program to the Board of Commissioners. Commissioner Tremain seconded. Motion carried unanimously.

- 3-B. Certification of Performance for Public Housing Assessment System (PHAS) for Esperanza only. Executive Director Pucci described the scoring and how the vacancy turnover score may be low and adversely affect the total score. He described the third-party verification process, delays due to asbestos abatement and prospective tenants changing their minds.

Commissioner Trujillo asked how often re-certification is done. Mr. Pucci replied annually except for flat rent tenants which are breifer.

Commissioner Kurrasch moved to recommend the Housing Commission approve the certification, by adopting the resolution authorizing the Chair to sign the certification and authorizing the Executive Director to submit the certification, resolution and supporting documentation. Commissioner Trujillo seconded. Motion carried unanimously.

Mr. Pucci discussed corrections to the resolution and provided an updated resolution.

- 3-C. Resolution to Approve the Section 8 Management Assessment Program (SEMAP) Certification for FY2004-2005. Executive Director Pucci said that we expect to be a High Performer for the last fiscal year. Commissioner Kurrasch moved to recommend that the Housing Commission approve the certification requiring the Chair's signature, by adopting the attached resolution authorizing the Executive Director to submit the Certification, Resolution and supporting documentation to HUD. Commissioner Tremain seconded. Motion carried unanimously.
- 3-D. Discussion on Policy for Posting Items on Housing Authority Properties. Mr. Pucci said at the last meeting many Independence Plaza tenants expressed their concerns about decorations that were removed. As a result of these concerns the Commission directed staff to draft a policy for posting items on Housing Authority property. The first draft is to start the discussion, then take to the Independence Plaza Resident Council for discussion, and then bring back to the Commissioners for formal adoption.

Commissioner Trujillo recommended the policy apply to all properties.

Commissioner Tremain asked who would decide what is in good taste, what is demeaning. Mr. Pucci responded that this is difficult. Demeaning is not as difficult as what is in good taste. Commissioner Tremain asked who the Executive Director recommended to make the decision. Mr. Pucci suggested himself, resident council, the full Housing Commissioner or a committee of the Housing Commission. There is also the time issue – does the item in question come down or stay up. Mr. Pucci

could decide and then report to the Housing Commission and call an ad-hoc committee of Housing Commission immediately.

Commissioner Trujillo said the Executive Director should be in charge and the Commission should support him.

Commissioner Kurrasch worries about the Commission getting into the day-to-day operations of the Housing Authority.

Commissioner Tremain says the current rule that permission must be obtained first, default would be then to take it down until permission given. Commissioner Kurrasch said Mr. Pucci shouldn't be on the front-line, the Housing Manager should be first.

Mr. Pucci asked for direction about more items to write into the policy, which will then be discussed next month. Commissioner Tremain said freedom to express themselves as default. Need procedure in place that would take care of all situations. Add first amendment –honor that like principle stated in sample.

Commissioner Kurrasch asked if there is any feedback from other Housing Authorities. Vice-Chair Gormley suggested speaking to other Housing Authorities first.

Commissioner Kurrasch suggested bringing it up at the next Independence Plaza Resident Council meeting, possibly a presentation by staff.

The Housing Commission will discuss this policy and give staff further directions so it may be formalized so the Commission can adopt a policy at the September 21, 2005 meeting.

4. ORAL COMMUNICATIONS

Speaker, Thordie Ashley, resident at 711 Atlantic, Apt. #355, thanked the Housing Authority for the signs in the laundry room. Mr. and Mrs. Bush's pictures on her door keep getting moved. She expressed concern about the number of children running around at Independence Plaza. Grandparents are babysitting every day. She asked what the Housing Authority policy is on "day care". She also mentioned being invited to the Southern Poverty Law Center where her name will be on the Freedom Wall.

Commissioner Kurrasch asked about the policy about babysitting. Mr. Pucci responded there is no policy prohibiting it. Tenants are welcome to have guests but if the guests create a disturbance or nuisance something may have to be done. Overnight guests are welcome but not for more than 14 consecutive days.

5. COMMISSIONER COMMUNICATIONS

6. ADJOURNMENT

There being no further discussion, Vice-Chair Gormley adjourned the meeting at 7:58 p.m.

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Nancy Gormley, Vice-Chair

Attest:

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Michael T. Pucci  
Executive Director / Secretary